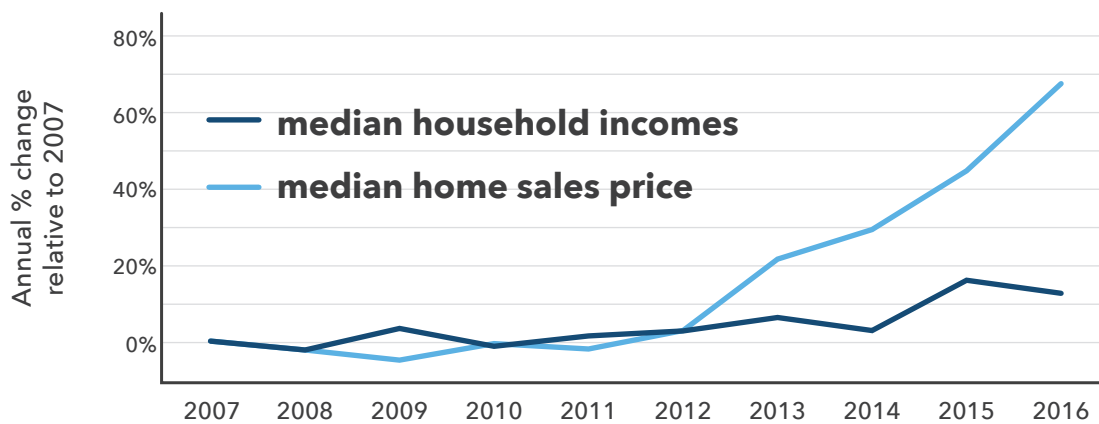


# BUILDING GATED CITIES

THE ECONOMIC AND FISCAL IMPACTS OF RESTRICTING HOUSING GROWTH IN THE CITY OF LAKEWOOD, COLORADO

In a period of rapid-growth and prosperity, a central question facing Coloradans is, **"How do we manage anticipated growth?"**

Growing divergence between incomes and home prices is having a negative impact on Lakewood



Critical civil servants such as policemen and firemen currently can't afford the median priced home in Lakewood on a single salary according to recent housing affordability study.



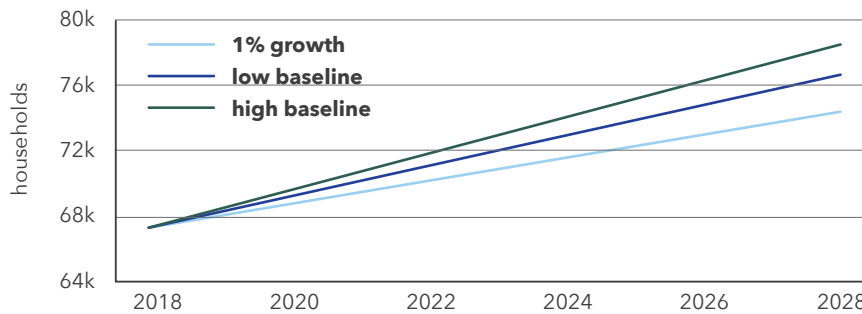
Affordable homes allow individuals to raise a family, start a career and generate wealth.



Businesses rely on housing affordability to continue to attract and retain talented workers that can afford to live and thrive in the communities they work.

# Flaws in Initiative to Restrict Residential Housing

Lakewood faces scenario that could displace the addition of up to 4,100 households over next 10 years.



Despite good intentions, growth restrictions undermine many of their own stated goals.



Could Lead to More Urban Sprawl – With Higher Demands on Infrastructure, Land, and Water



Bring fewer customers for local businesses, that provide shopping, retail and dining to residents

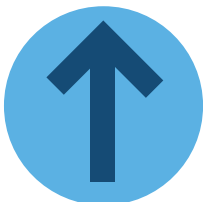


Leaves community with less opportunity to take advantage of significant public investment in west rail line



Drive up the cost of living, contribute to widening income inequality

There Are Existing Plans in Place That Will Instead...



Accommodate More Growth Through Development Around Transit



Handle Growth Without Affecting the Character of Existing Neighborhoods



Take Advantage of Areas Already Zoned for More Growth



Current plans have been led by citizens with massive engagements with public

**REPORT RELEASED OCTOBER 2017**

*On Behalf of the REMI Partnership*

A partnership of public and private organizations announced in July 2013 the formation of a collaboration to provide Colorado lawmakers, policy makers, business leaders, and citizens, with greater insight into the economic impact of public policy decisions that face the state and surrounding regions. The parties involved include the Common Sense Policy Roundtable, the Colorado Association of REALTORS, Colorado Concern and the Denver South Economic Development Partnership. This consortium meets monthly to discuss pressing economic issues impacting the state and to prioritize and manage its independent research efforts.